

1 BILL NO. R-80-02-31

2  
3 RESOLUTION NO. R- 23-80

4 A RESOLUTION finding, determining and  
5 ratifying an inducement resolution of  
6 the Fort Wayne Economic Development  
7 Commission authorizing the issuance  
8 and sale of \$260,000 Economic  
9 Development Revenue Bonds of the City  
10 of Fort Wayne, Indiana, for the purpose  
11 of inducing the Applicant to proceed with  
12 the acquisition, construction and equipping  
13 of the Project.

14 WHEREAS, the City of Fort Wayne, Indiana (the "Issuer")  
15 is authorized by I.C. 18-6-4.5 (the "Act") to issue revenue bonds  
16 for the financing of economic development facilities, the funds  
17 from said financing to be used for the acquisition, construction  
18 and equipping of said facilities either directly or by loan to a  
19 company and said facilities to be either directly owned by a  
20 company or leased to a company or sold to a company; and

21 WHEREAS, Tec-Hackett Engineering, Inc. (Elizabeth A.  
22 Hughes Project) (the "Applicant") has advised the Fort Wayne Econ-  
23 omic Development Commission and the Issuer that it proposes that  
24 the Issuer acquire, construct and equip an economic development  
25 facility and sell or lease the same to the Applicant or that the  
26 Issuer loan the proceeds of such a financing to the Applicant for  
27 such purposes said economic development facility to be used for  
28 the sale, distribution and service of air and hydraulic components  
29 and systems located at 120 West Superior Street, Fort Wayne,  
30 Indiana; and

31 WHEREAS, Tec-Hackett Engineering, Inc. (Elizabeth A.  
32 Hughes Project) will guarantee all bond payments; and

33 WHEREAS, the diversification of industry and increase  
in new jobs (7) with an estimated annual payroll of \$50,000, to  
be achieved by the acquisition, construction and equipping of  
the Project will be of public benefit to the health, safety and  
general welfare of the Issuer and its citizens; and

1                   WHEREAS, having received the advice of the Fort Wayne  
2                   Economic Development Commission, it would appear that the financing  
3                   of the Project would be of public benefit to the health, safety  
4                   and general welfare of the Issuer and its citizens; and

5                   WHEREAS, the acquisition and construction of the facil-  
6                   ity will not have an adverse competitive effect on any similar  
7                   facility already constructed or operating in or about Fort Wayne,  
8                   Indiana;

9                   NOW, THEREFORE, BE IT RESOLVED by the Common Council  
10                  of Fort Wayne:

11                 1. The Common Council finds, determines, ratifies and  
12                 confirms that the promotion of diversification of economic develop-  
13                 ment and job opportunities in and near Fort Wayne, Indiana and  
14                 in Allen County, is desirable to preserve the health, safety and  
15                 general welfare of the citizens of the Issuer; and that it is in  
16                 the public interest that Fort Wayne Economic Development Commission  
17                 and said Issuer take such action as it lawfully may to encourage  
18                 diversification of industry and promotion of job opportunities  
19                 in and near said Issuer.

20                 2. The Common Council further finds, determines, rati-  
21                 fies and confirms that the issuance and sale of revenue bonds in  
22                 an amount not to exceed \$260,000 of the Issuer under the Act for  
23                 the acquisition, construction and equipping of the Project and  
24                 the sale or leasing of the Project to the Applicant or the loaning  
25                 of the proceeds of such a financing to the Applicant for such pur-  
26                 poses will serve the public purposes referred to above, in accord-  
27                 ance with the Act.

28                 3. In order to induce the Applicant to proceed with  
29                 the acquisition, construction and equipping of the Project, the  
30                 Common Council hereby finds, determines, ratifies and confirms  
31                 that (i) it will take or cause to be taken such actions pursuant  
32                 to the Act as may be required to implement the aforesaid financing,  
33

1 or as it may deem appropriate in pursuance thereof, provided that  
2 all of the foregoing shall be mutually acceptable to the Issuer  
3 and the Applicant; (ii) it will adopt such ordinances and resolutions  
4 and authorize the execution and delivery of such instruments and  
5 the taking of such action as may be necessary and advisable for  
6 the authorization, issuance and sale of said economic development  
7 bonds.

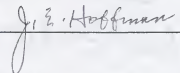
8 4. All costs of the Project incurred after the passage  
9 of this inducement resolution, including reimbursement or repayment  
10 to the Applicant of moneys expended by the Applicant for planning,  
11 engineering, interest paid during construction, underwriting expenses,  
12 attorney and bond counsel fees, acquisition, construction and equip-  
13 ping of the Project will be permitted to be included as part of  
14 the bond issue to finance said Project, and the Issuer will thereafter  
15 either sell or lease the same to the Applicant or loan the proceeds  
16 of such financing to the Applicant for the same purposes.

17 Adopted this \_\_\_\_ day of \_\_\_\_\_, 1980.

18 CITY OF FORT WAYNE

19  
20   
Councilperson

21 Approved as to  
22 form and legality

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Read the first time in full and on motion by Stier,  
seconded by Eastman, and duly adopted, read the second time  
by title and referred to the Committee Finance (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on 2-26-80, the 26 day of  
February, at 7 o'clock P. M., E.S.T.

DATE: 2-26-80

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by Stier,  
seconded by Eastman, and duly adopted, placed on its  
passage. PASSED (10-1) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>9</u>	<u>0</u>			
BURNS	<u>✓</u>				
EISBART	<u>✓</u>				
GIAQUINTA	<u>✓</u>				
NUCKOLS	<u>✓</u>				
SCHMIDT, D.	<u>✓</u>				
SCHMIDT, V.	<u>✓</u>				
SCHOMBURG	<u>✓</u>				
STIER	<u>✓</u>				
TALARICO	<u>✓</u>				

DATE: 3-11-80

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ZONING MAP) ~~(GENERAL)~~ (ANNEXATION) ~~(SPECIAL)~~  
(APPROPRIATION) ORDINANCE ~~(RESOLUTION)~~ No. R-23-80  
on the 11th day of March, 19 80.

ATTEST:

(SEAL)

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Virgian J. Schmidt  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 12th day of March, 19 80, at the hour of  
3:00 o'clock P. M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 13th day of March  
19 80, at the hour of 9 o'clock A. M., E.S.T.

Winfield C. Moses, Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

BILL NO. R-80-02-31

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
ORDINANCE Resolution finding, determining and ratifying an inducement  
resolution of the Fort Wayne Economic Development Commission  
authorizing the issuance and sale of \$260,000 Economic  
Development Revenue Bonds of the City of Fort Wayne, Indiana,  
for the purpose of inducing the Applicant to proceed with  
the acquisition, construction and equipping of the Project

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE As PASS.

JAMES S. STIER, CHAIRMAN

MARK GIAQUINTA, VICE CHAIRMAN

BEN EISBART

PAUL M. BURNS

DONALD J. SCHMIDT

*Jim Miller*  
*Mark E. Giaquinta*  
*B. Eisbart*  
*Paul M. Burns*  
*Donald J. Schmidt*

3-11-80

CONCURRED IN

DATE 3-11-80 CHARLES W. WESTERMAN, CITY CLERK

REPORT OF FORT WAYNE ECONOMIC  
DEVELOPMENT COMMISSION REGARDING  
FACILITIES TO BE CONSTRUCTED FOR  
ELIZABETH A. HUGHES  
TEC-HACKETT ENGINEERING, INC.

Having been furnished certain data by Tec-Hackett Engineering, Inc., and having had discussions with representatives of said Company, the Fort Wayne Economic Development Commission now submits the following report pursuant to Section 16, Public Law No. 182, Indiana Acts of 1973:

Description of Proposed Facilities

The proposed facilities will be used for the sale, distribution and service of air and hydraulic components and systems to be located at 120 West Superior Street, Fort Wayne, Indiana.

Estimate of Public Services Required

All public services which are required now exist in the vicinity of the property. Water and sanitary sewage facilities are located in that area. Water and sanitary sewage service will be available upon paying the required connection charges.

Total Project Cost

The project costs are estimated to be \$260,000 - \$250,000 for purchase of property and \$10,000 for loan and bond expense.

Number of Jobs and Estimated Payroll

It is anticipated that there will be approximately 7 new jobs created by this Project resulting in a payroll increase of \$50,000 annually.

Effect on Pollution

There will be no adverse environmental impact anticipated by reason of the operation of the proposed project, with particular reference to air, noise or water pollution.

Dated this 22 day of January, 1980.

  
Wayne P. Simerman

  
John L. Nowlan

  
Quentin D. Ponder

  
Louis R. Dinwiddie

  
Jack Gren

RESOLUTION OF FORT WAYNE  
ECONOMIC DEVELOPMENT COMMISSION

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by I.C. 18-6-4.5 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to another person or directly owned by another person; and

WHEREAS, Tec-Hackett Engineering, Inc. (Elizabeth A. Hughes Project) (the "Applicant") has advised the Fort Wayne Economic Development Commission and the Issuer that it proposes that the Issuer either acquire, construct and equip economic development facilities and sell or lease the same to the Applicant as user, or loan proceeds of an economic development financing to the Applicant for the same, said economic development facilities to be located: 120 West Superior Street, Fort Wayne, Indiana; and

WHEREAS, the diversification of industry and increase in job opportunities (7 new jobs) to be achieved, resulting in a payroll increase of \$50,000 annually, will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, the acquisition and construction of the facilities will not have an adverse competitive effect on any similar facility already constructed or operating in Fort Wayne, Indiana.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Economic Development Commission:



1. It finds and determines that the promotion of diversification of economic development and job opportunities in and near Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that this Commission and the Issuer take such action as it lawfully may to encourage diversification of economic development and promotion of job opportunities in and near said Issuer.

2. It further finds and determines that the issuance and sale of revenue bonds in an amount not to exceed \$260,000.00 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant will serve the public purposes referred to above, in accordance with the Act.

3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, this Commission hereby determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development bonds.

4. All costs of the Project incurred after the induce-ment resolution of the Issuer, including reimbursement or repayment to the Applicant of moneys expended by the Applicant for planning,



engineering, interest paid during construction, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping of the Project will be permitted to be included as part of the bond issue to finance said Project, and the Issuer will thereafter sell or lease the same to the Applicant or loan the proceeds of the revenue bonds to the Applicant for the Project.

Adopted this 27 day of January, 1980.

FORT WAYNE ECONOMIC  
DEVELOPMENT COMMISSION

  
Wayne P. Simerman

  
John L. Nowlan

  
Quentin D. Ponder

  
Jack Glen

\_\_\_\_\_  
Louis R. Dinwiddie



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

November 28, 1979

### COMMUNICATIONS FROM CITY PLAN COMMISSION

Members of the Common Council  
City-County Building  
One Main Street  
Fort Wayne, Indiana 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is a resolution pertaining to the AMENDMENT OF THE  
URBAN RENEWAL PLAN FOR NEIGHBORHOOD DEVELOPMENT PROGRAM (IND. A-14).

The Commission found that the above mentioned project was in  
conformance with the Master Plan of the Development of the  
City of Fort Wayne.

If there are any questions with regard to this resolution, please feel  
free to call on us.

Respectfully submitted,

CITY PLAN COMMISSION

*Thomas G. Adams*

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Thomas G. Adams  
Secretary

RESOLUTION OF THE  
FORT WAYNE CITY PLAN COMMISSION

The City Plan Commission of the City of Fort Wayne in Executive Session on November 26, 1979, having before it a copy of the Fort Wayne Redevelopment Commission's Declaratory Resolution to Amend the Urban Renewal Plan for Neighborhood Development Program (IND. A-14) adopted by the Redevelopment Commission on October 8, 1979, together with the Urban Renewal Plan referred to therein and the necessary supporting data and all of which having been duly considered, the Fort Wayne City Plan Commission upon motion by Ms. Vivian G. Schmidt, seconded by Mr. Henry P. Wehrenberg, and unanimously approved, adopted the following Resolution:

WHEREAS, the Fort Wayne Redevelopment Commission has submitted to the Fort Wayne City Plan Commission an amended Declaratory Resolution adopted by the Fort Wayne Redevelopment Commission on October 8, 1979, designated as "Declaratory Resolution to Amend the Urban Renewal Plan for Neighborhood Development Program (IND. A-14)", together with the Urban Renewal Plan referred to therein and supporting data all as required by the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and said Declaratory Resolution and Urban Renewal Plan having been duly considered by the Fort Wayne City Plan Commission and found to be in conformance with the Master Plan of Development for the City of Fort Wayne.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that said Declaratory Resolution to Amend the Urban Renewal Plan for Neighborhood Development Program (IND. A-14) and said Urban Renewal Plan conforms to the Master Plan of Development for the City of Fort Wayne and said Declaratory Resolution and Urban Renewal Plan is accordingly hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission be and he is hereby authorized to deliver to the Fort Wayne Redevelopment

Commission and to the Common Council of the City of Fort Wayne a certified copy of this Resolution which shall constitute the approving order of the Fort Wayne City Plan Commission as required by law approving said Declaratory Resolution to Amend the Urban Renewal Plan for Neighborhood Development Program (IND. A-14) and said Urban Renewal Plan.

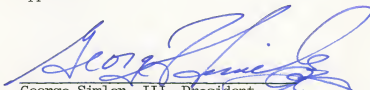


Thomas G. Adams, Secretary  
FORT WAYNE CITY PLAN COMMISSION

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF ALLEN )

I, George Simler, III, President of the Fort Wayne City Plan Commission, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution adopted by the Fort Wayne City Plan Commission at an Executive Meeting of said Commission held on November 26, 1979, and as the same appears of record in the official records of the said Plan Commission dated the 26th day of November, 1979.

Approved:



George Simler, III, President  
FORT WAYNE CITY PLAN COMMISSION

**FORT WAYNE  
REDEVELOPMENT  
COMMISSION**

DATE: October 10, 1979  
TO: Gary F. Baeten, Senior Planner, Department of  
Community Development and Planning  
FROM: Robert P. Turk, Executive Director  
SUBJECT: West Central NDP Project  
Amend Urban Renewal Plan

At a meeting of the Fort Wayne Redevelopment Commission, held on Monday, October 8, 1979, the Commissioners passed a Declaratory Resolution to amend the Urban Renewal Plan for the West Central NDP Project.

In accordance with the applicable State Statutes, this plan change must be approved by the Plan Commission and forwarded to the City Council. Therefore, it is requested that this matter be placed upon an Agenda of the Plan Commission meeting as soon as possible. Please notify us of the time and date so that Gary Wasson, Deputy Director, can attend the meeting.

If you have any questions, please contact me.

RPT/mbv  
Attachment

*Robert P. Turk*

*Approved by Plan Commission  
11/26/79*

RESOLUTION NO. 79-112

CITY OF FORT WAYNE  
DEPARTMENT OF REDEVELOPMENT

DECLARATORY RESOLUTION TO AMEND  
THE URBAN RENEWAL PLAN FOR THE  
NEIGHBORHOOD DEVELOPMENT PROGRAM  
PROJECT (IND. A-14)  
ADOPTED: October 8, 1979

WHEREAS, the Fort Wayne Redevelopment Commission, after making investigations, studies and surveys of various blighted, deteriorated and deteriorating areas within the City of Fort Wayne, Indiana and of the causes contributing to the blighting and deterioration of such areas, found the following area in the City of Fort Wayne, Indiana to be blighted, deteriorated and deteriorating within the meanings of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented), which area is bounded as follows:

BOUNDARIES OF WEST CENTRAL RENEWAL AREA (NDP No. 2)

Beginning at a point formed by the intersection of the north right-of-way line of Berry Street and the east right-of-way line of Fulton Street; thence south along the east right-of-way line of Fulton Street to the north right-of-way line of Jefferson Street; thence east along said right-of-way line to the east right-of-way line of Webster Street; thence south along said right-of-way line to the south right-of-way line of Baker Street; thence west along said right-of-way line for a distance of 20 feet more or less to a point; thence south along a line parallel to the right-of-way line of Webster Street, if extended, to the Penn Central Railroad track; thence west along said tract to the centerline of Swinney Park Place; thence north along said centerline to the northerly right-of-way line of Jefferson Street; thence northeasterly along said right-of-way line to the west right-of-way line of Garden Street; thence north for a distance of 75 feet more or less to a point; thence west along a line perpendicular to Garden Street for a distance of 220 feet more or less to a point; thence north along a line to a point on the south right-of-way line of Washington Street, said point being 165 feet more or less west of the west right-of-way line of Garden Street; thence north along a line to the center of the St. Mary's River; thence northeasterly along said center to the northerly right-of-way line

of Van Buren Street; thence south along said right-of-way line to the north right-of-way line of Berry Street; thence east along said right-of-way line to the east right-of-way line of Fulton Street, which is the point of beginning.

These boundaries are outlined on the NDP Boundary Map, Exhibit B.

WHEREAS, the Commission caused to be prepared maps and plats showing the boundaries of the described blighted, deteriorated and deteriorating area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replanning, rezoning or urban renewal of such area, indicating any parcels of property to be excluded from the acquisition and the portions of the area acquired which are to be devoted to streets, alleys, sewerage, playground, and other public purposes under the urban renewal plan; also a list of the owners of the various parcels of property to be acquired, all of which appropriately identified by numbers were filed with the Redevelopment Commission and entitled:

Urban Renewal Plan for Neighborhood  
Development Program for East Central  
Renewal Area (NDP Area #1) and West  
Central Renewal Area (NDP Area #2)  
dated March, 1974

and

WHEREAS, among other provisions of said Urban Renewal Plan, for the Neighborhood Development Program (IND. A-14), provisions were established for the redevelopment of the various parcels of real property to be acquired which established land uses and building requirements; and

WHEREAS, it now appears desirable to amend Section B, 2 (b) Statement of Development Objectives on page 3, West Central Area in order to clarify objectives of development; and

WHEREAS, it is further desirable to amend Section C, 3 (b) in the third paragraph on page 7, General Land Use Plan, in order to dispose of property acquired and for reuse purposes that have been recommended by city planners and the West Central Neighborhood Association; and



WHEREAS, it is further desirable to amend Section D, 2 (vi) B on page 9 for the above purpose; and

WHEREAS, it is further desirable to amend Section E, Land Disposition Supplement, 1 (c) on page 12 to amend controls for commercial areas.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, that the Urban Renewal Plan for the Neighborhood Development Program (IND. A-14), and consisting of 17 pages and 18 exhibits be amended and the same is hereby amended as follows:

Section B. Statement of Development Objectives - page 3

2. West Central Area

- a. To assemble land into parcels functionally adaptable in both shape and size for ready disposition and redevelopment in accordance with contemporary development needs and standards
- b. To achieve development that is integrated, both functionally and aesthetically with existing development which is to remain without significantly increasing vehicular traffic within the area
- c. To provide for an improved and suitable living environment for the citizens in this area

Section C. General Land Use Plan

3. Planning Criteria or Standard to be Used

b. West Central Project Area - Page 7

1. Type, Intensity and Location of Other Uses Permitted In The Predominant Land Use Categories

In Tracts 1, 2, and 4, no residential, commercial, or industrial use will be permitted. Public is specified and will be permitted as long as it is compatible with the surrounding areas.

In Tract 5, commercial or residential (but not both on the same tract) will be permitted as long as it is compatible with the surrounding area.

In Tract 3, neighborhood commercial and/or civic uses will be permitted as long as it is compatible with the surrounding area and which will not significantly increase vehicular traffic into the area.

Section D. Urban Renewal Techniques To Be Used To Achieve  
Program Objectives

2. Acquisition and Clearance

(vi) B. West Central - page 9, second paragraph

The West Central Project Area consists of two and one-half (2½) blocks identified as portions of Block 39, 43, 57, and 61 with all of Block 52 (see Exhibit D). Blocks 43, 61, and the portion of Block 57 will be developed as open space, green areas or parks in conformance with the Land Use Plan. Block 52 will be developed as neighborhood commercial and/or civic uses will be permitted as long as it is compatible with the surrounding area and which will not significantly increase vehicular traffic into the area.

Section E. Land Disposition Supplement

1. Specific Land Use Designations and Standards or Controls  
to be Imposed on Land to be Offered

(c) Controls for Commercial Areas

All commercial uses shall conform to the requirements of the Municipal Code of the City of Fort Wayne.

Additionally, all commercial development shall be properly landscaped in order to protect adjoining residential areas. This shall include screening of all outdoor storage and trash receptacles.

BE IT FURTHER RESOLVED that a copy of this Resolution, together with said Urban Renewal Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and said Urban Renewal Plan conform to the master plan of development for said City and for its written order approving or disapproving this Declaratory Resolution and said proposed Urban Renewal Plan.

BE IT FURTHER RESOLVED that if an approving order is issued by said City Plan Commission, the same shall be transmitted to the Common Council of the City of Fort Wayne for its approval.

BE IT FURTHER RESOLVED that upon receipt of the written order of approval of said City Plan Commission and the approval of the Common Council of the City of Fort Wayne a notice shall be published in accordance with the requirements of Section 14 of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended, Section 18-7-7-14, Burns Indiana Statutes Annotated, 1963 Replacement) fixing a date for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination of the public utility and benefit thereof.

ADOPTED at a Regular Meeting of the Fort Wayne Redevelopment Commission held Monday, October 8, 1979 in the Board of Works Hearing Room on the 9th Floor of the City-County Building, One Main Street, Fort Wayne, Indiana.

FORT WAYNE REDEVELOPMENT COMMISSION

  
\_\_\_\_\_  
Leonard M. Weinraub, President

  
\_\_\_\_\_  
Robert W. Hutner, Secretary

ATTEST:

  
\_\_\_\_\_  
Robert P. Turk, Executive Director

ADOPTED: October 8, 1979

1976 JUL 30 AM 10:50  
ALLEN COUNTY RECORDER  
*James C. Shultz*

URBAN RENEWAL PLAN  
FOR  
NEIGHBORHOOD DEVELOPMENT PROGRAM  
FOR  
EAST CENTRAL RENEWAL AREA (NDP AREA #1)  
AND  
WEST CENTRAL RENEWAL AREA (NDP AREA #2)

This Urban Renewal Plan Amends  
in part Document No. 73 10808 dated May ✓  
8, 1973 @ 2:45 P.M. and Document No.  
75-23336 dated October 29, 1975 @ 10:44 P.M.

Prepared By: *B. Collins & A. Zickgraf*

Department of Redevelopment  
City of Fort Wayne, Indiana *- call 756-4 (Judy)*

March, 1976 *92/ C*

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A. DESCRIPTION OF NEIGHBORHOOD RENEWAL AREA BOUNDARIES

The two urban renewal areas included within the Neighborhood Development Program are located within the City of Fort Wayne, County of Allen and State of Indiana and are described as follows:

BOUNDARIES OF EAST CENTRAL RENEWAL AREA (NDP. NO. 1)

Beginning at a point formed by the intersection of the west right-of-way line of Lafayette Street and the north right-of-way line of Main Street; thence east along the north right-of-way line of Main Street to the Norfolk and Western Railroad track; thence easterly along said tract to the east right-of-way line of Coombs Street; thence south along said right-of-way line to the north right-of-way line of Wayne Street; thence east along said right-of-way line to the east right-of-way line of University Street, if extended; thence south along said right-of-way line to the northerly right-of-way line of Maumee Avenue; thence easterly along said right-of-way line to the east right-of-way line of Ohio Street; thence south along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to a point 230 feet more or less west of the west right-of-way line of Chute Street; thence south along a line parallel to Chute Street to the south right-of-way line of Hugh Street; thence west along said right-of-way line to the west right-of-way line of Gay Street; thence north along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to the west right-of-way line of Lafayette Street; thence north along said right-of-way line to the north right-of-way line of Main Street, which is the point of beginning.

BOUNDARIES OF WEST CENTRAL RENEWAL AREA (NDP. NO. 2)

Beginning at a point formed by the intersection of the north right-of-way line of Berry Street and the east right-of-way line of Fulton Street; thence south along the east right-of-way line of Fulton Street to the north right-of-way line of Jefferson Street; thence east along said right-of-way line to the east right-of-way line of Webster Street; thence south along said right-of-way line to the south right-of-way line of Baker Street; thence west along said right-of-way line for a distance of 20 feet more or less to a point; thence south along a line parallel to the right-of-way line of Webster Street, if extended, to the Penn Central Railroad track; thence west along said tract to the centerline of Swinney Park Place; thence north along said centerline to the northerly right-of-way line

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of Jefferson Street; thence northeasterly along said right-of-way line to the west right-of-way line of Garden Street; thence north for a distance of 75 feet more or less to a point; thence west along a line perpendicular to Garden Street for a distance of 220 feet more or less to a point; thence north along a line to a point on the south right-of-way line of Washington Street; said point being 165 feet more or less west of the west right-of-way line of Garden Street; thence north along a line to the center of the St. Mary's River; thence northeasterly along said center to the northerly right-of-way line of Van Buren Street; thence south along said right-of-way line to the north right-of-way line of Berry Street; thence east along said right-of-way line to the east right-of-way line of Fulton Street, which is the point of beginning.

These boundaries are outlined on the NDP Boundary Map, Exhibit B.



## B. STATEMENT OF DEVELOPMENT OBJECTIVES

The following objectives have been established for the redevelopment of the urban renewal areas:

### 1. General Objectives

- a. To preserve and create an environment within the neighborhood renewal areas which will protect the health, safety and general welfare of the citizens of the City while increasing the existing values of properties within and adjacent to these areas, in addition to assisting to preserve the taxable value of properties within the area.
- b. To eliminate the substandard structures, blighting influences and environmental deficiencies which presently exist and detract from the appearance, unity and economic welfare of the City and to establish conditions that will prevent this area from deteriorating in the future.
- c. To provide for an orderly, physical, social and economic growth through renewal activity, while establishing patterns of land use activities arranged in compatible groupings to enhance efficiency of operation and economic relationships within the area.

### 2. West Central Area

- a. To assemble land into parcels functionally adaptable in both shape and size for ready disposition and redevelopment in accordance with contemporary development needs and standards.
- b. To achieve development that is integrated, both functionally and aesthetically with existing development which is to remain.
- c. To provide for an improved and suitable living environment for the citizens in this area.

### 3. East Central Area

- a. To achieve development that is integrated both functionally and aesthetically with existing development which is planned.
- b. To provide for the orderly, physical, social and economic growth of this area through controlled development.
- c. To protect the residential areas from adjacent non-residential activities by proper screening, buffering and landscaping.

1. Land Use Maps

Exhibit E for East Central Area and Exhibit F for West Central Area identifying predominant land uses and public right-of-ways.

a. Predominant Land Uses

Major land uses in the East Central Area are as follows:

Residential  
Residential Related

Major land uses in the West Central Area are as follows:

Residential and/or Commercial  
Public - Semi-Public

All uses are described herein.

b. Major Circulation Routes

Exhibit M displays the major and secondary thoroughfares along with the public right-of-ways throughout the East Central Area.

Exhibit N denotes the major and secondary thoroughfares throughout the West Central Area, along with indicating the public right-of-ways.

2. Description of Predominant Land Uses

a. East Central Area

1. Permitted Land Uses

Commercial (General Business)

Single Family Residential

- (a) One family residential
- (b) Public Park or Recreation Area
- (c) Church; Public or Parochial Primary or Secondary School
- (d) Home Occupation
- (e) Accessory Building and use

Two-Family Residential

- (a) All use permitted in single family residential
- (b) Two-family residence
- (c) Day Nursery, if prior approval of the Board of Zoning Appeals
- (d) Accessory Building and use

Multiple Family Residence

- (a) All uses permitted in two-family residential
- (b) Multiple family residence
- (c) Apartment Hotel
- (d) Day Nursery, Tourist Home, Lodging Home
- (e) Nursing Home or Rest Home
- (f) Non-profit private club
- (g) Mortuary
- (h) Accessory Building and use

Limited Business

- (a) All uses permitted in Multiple Family residence
- (b) Agricultural
- (c) Public Parking Area
- (d) Taxi station
- (e) Travel Bureau
- (f) Hat cleaning and repair shop
- (g) Self-service laundry or agency
- (h) Record shop
- (i) Bakery goods
- (j) Confectionary
- (k) Grocery
- (l) Hardware
- (m) Jewelry
- (n) Paint Store
- (o) Sporting Goods
- (p) Service Station
- (q) Appliance Store
- (r) Etc. - For others see listing in the City of Fort Wayne Zoning Ordinance (Page 21)

General Business

- (a) All uses permitted in Limited Business category
- (b) Automotive service:
  - Repair and body shop
  - Public Garage
  - Showroom and car lots
  - Mobile home sales lot
- (c) General Retail - including but not limited to:
  - Antique Shop
  - Boat showroom
  - Art store
  - Home accessory display
  - Pawn shop
- (d) Recreational Enterprises, - including but not limited to:
  - Dance Hall
  - Night Club
  - Skating Rink
- (e) Business and Trade Schools
- (f) Motor Bus or Railroad Passenger Station
- (g) Repair and service establishment
- (h) Rescue and Revival Mission
- (i) Accessory Building and Use
- (j) Etc. - For others, see listing in the City of Fort Wayne Zoning Ordinance (Page 23)

Density Requirements - - None

Residential Requirements

- Front Yard - None
- Side Yard - None
- Rear Yard - 25'
- Maximum height - 50'
- Landscape - 10% of the open space
- Minimum floor space - 480 sq. ft. per unit
- Parking - 1 1/2 spaces per unit

( Front yard - none  
( Side yard - none  
Rear yard - none  
Maximum height - 50'  
Maximum coverage - 30% of lot area  
Landscape - 10% of the open space  
Parking - one space for every 200 sq. ft. of  
gross floor area (average)  
Minimum floor space - none

Public and Semi-Public Requirements

Submission of plans and application to Board of  
Zoning Appeals

Front yard - none  
Side yard - none  
Rear yard - none  
Maximum height - 50'  
Maximum coverage - 30% of lot area  
Landscape - 10% of the lot area  
Minimum floor space - none  
Parking - 1 space per each 200 sq. ft. of floor space

b. West Central Area

1. Permitted Land Uses

Commercial (General Business)

Single Family Residential

- (a) One-family residential
- (b) Public Park or Recreation Area
- (c) Church; Public or Parochial Primary or  
Secondary School
- (d) Home occupation
- (e) Accessory building and use

Two Family Residential

- (a) All use permitted in single family residential
- (b) Two family residence
- (c) Day Nursery if prior approval of the  
Board of Zoning Appeals
- (d) Accessory building and use

Multiple Family Residence

- (a) All uses permitted in two family residential
- (b) Multiple family residence
- (c) Apartment Hotel
- (d) Day Nursery, Tourist Home, Lodging Home
- (e) Nursing Home or Rest Home
- (f) Non-profit private club
- (g) Mortuary
- (h) Accessory building and use

Density Requirements - None

Residential Requirements

Front yard - 25'  
Side Yard - 20% of aggregate width  
Rear yard - 25'  
Maximum height - 50'  
Maximum coverage - 30% of lot area  
Landscape - 10% of open space  
Minimum floor space - 480 sq. ft.  
Parking - 1 1/2 spaces per dwelling unit

## Public and Semi-Public Requirements

Submission of plans and application to the  
Board of Zoning Appeals  
Front Yard - 25'  
Side Yard - 20'  
Rear Yard - 25'  
Maximum Height - 50'  
Maximum Coverage - 30% of lot area  
Parking - 1 space for each 200 sq. ft.  
Minimum floor space - none

### 3. Planning Criteria or Standard to be Used

#### a. East Central Project Area

##### 1. Type, Intensity, and Location of other Uses Permitted in the Predominant Land Use Categories

In Tract 1 and 2, residential and residential related uses will be permitted. The location and intensity must be compatible with residential use.

##### 2. Type, Location, and Other Characteristics or Requirements of Internal Circulation System

This area includes several major and minor thoroughfares that are part of the overall street system. Changes in circulation shall consider the central city access and the effective bypass of thorough traffic. Separation of vehicular and pedestrian traffic is a major objective.

##### 3. Need, Type, Location, and Other Characteristics of Public Improvements Not Identified on the Land Use Plan Maps

Planning criteria and/or standards shall be based upon the City of Fort Wayne Master Plan and Zoning Ordinance.

#### b. West Central Project Area

##### 1. Type, Intensity, and Location of Other Uses Permitted In The Predominant Land Use Categories

In Tracts 1, 2, and 4, no residential, commercial, or industrial use will be permitted. Public is specified and will be permitted as long as it is compatible with the surrounding areas.

In Tract 5, commercial or residential (but not both on the same tract) will be permitted as long as it is compatible with the surrounding area.

In Tract 3, public and/or residential with supportive commercial facilities will be permitted as long as it is compatible with the surrounding area.

2. Type, Location, and Other Characteristics of Requirements of Internal Circulation System

This area includes several major and minor thoroughfares that are part of the overall street system. Changes in circulation shall consider the central city access and the effective bypass of through traffic. Separation of vehicular and pedestrian traffic is a major objective.

3. Need, Type, Location, and Other Characteristics of Public Improvements not identified on the Land Use Plan Maps

Planning criteria and/or standards shall be based upon the City of Fort Wayne Master Plan and Zoning Ordinance.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PROGRAM OBJECTIVES

1. Rehabilitation

No structural rehabilitation is contemplated during the action year of the target areas in both NDP areas.

2. Acquisition and Clearance

Conditions and reasons under which properties may be acquired and cleared as follows:

- (i) To remove buildings with major deficiencies which are substandard warranting clearance.
- (ii) To remove buildings with minor deficiencies in order to effectively remove blighting influences which might include the following:
  - Incompatible land uses or land use relationships
  - Overcrowding of structures on parcel
  - Obsolete buildings not suitable for improvement or conversion
- (iii) To meet the goals and objectives of the overall plans for the area.
- (iv) To provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities in accordance with design criteria.
- (v) None of the structures in these areas are of significant architectural or historical value.

- (vi) Basically, to clear several sound structures to whatever extent feasible to enable land to be assembled into groupings of parcels to meet contemporary development standards and needs. However, predominantly all structures are of a substandard nature requiring clearance.

The specific criteria for determining building conditions or environmental deficiencies were previously submitted in the NDP application. The real property to be acquired for clearance is shown on the Land Acquisition Maps, Exhibits G and H. The properties fall into one of the above categories and are more particularly described as follows:

A. East Central

Comprises two (2) regular block areas bounded roughly by Wayne, Comparet, Washington Boulevard, and Harmar Streets, all of which are located within the NDP boundaries and more specifically within the action year boundary. Proposed treatment will be total clearance.

Land use of the area designated as Block 15 and Block 16 on Project Area Map, Exhibit C, will be confined to residential and residential related development in conformance with the overall Land Use.

Ingress and egress to the residential development shall be gained through Comparet, King, and Harmar Streets, respectively.

B. West Central

Consists of five (5) separate target areas comprising two and one-half (2½) blocks located entirely within the NDP boundaries. Proposed treatment will be total clearance within the five (5) target areas.

The West Central Project Area consists of two and one-half (2½) blocks identified as portions of Block 39, 43, 57, and 61 with all of Block 52 (See Exhibit D). Block 43, 61, and the portion of Block 57 will be developed as open space, green areas or parks in conformance with the Land Use Plan. Block 52 will be developed as residential with supportive commercial and/or public as long as it is compatible with the surrounding area. The portion of Block 39 will be developed as residential or limited business (but not both on the same tract) as long as it is compatible with the surrounding area.

All of the land acquired by the Fort Wayne Redevelopment Commission will be disposed of within a twelve (12) month period by entering



into disposition agreements with private developers. These agreements will stipulate that redevelopment activities will be initiated within the twelve (12) month funding period of the action year of the NDP. It is proposed that prior to the end of the twelve (12) month action year, a redeveloper will be selected and committed to purchase the disposition parcel for development purposes.

The redeveloper or redevelopers will be required by contractual agreement to observe all of the land use and building requirements of the Urban Renewal Plan.

The redeveloper or redevelopers will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary redevelopment plans, their review, and approval of the City of Fort Wayne, Department of Redevelopment, and as specified above, redevelopment activities must begin in the action year period.

### 3. Temporary Project Improvements and Facilities

All project improvements and facilities constructed will be of a permanent nature.

### 4. Statement on Underground Utility Lines

- a. No existing overhead utility lines will be required to be placed underground.
- b. No proposed utility lines will be placed underground unless determined by the Commission that such an improvement will enhance the overall Plan for the area.

## E. LAND DISPOSITION SUPPLEMENT

### 1. Specific Land Use Designations and Standards or Controls to be Imposed on Land to be Offered

In order to ensure continued improvements and upgrading not only in the project area, but also the surrounding neighborhood, the following controls and standards will be imposed upon any development within the areas to the extent reasonably necessary to assure sound and compatible redevelopment.

#### (a) Residential Uses

The preferred uses in this land use category are single and/or multi-family units. Other permitted uses are green areas and auxiliary garages.

### Specific Land Use Controls

(i) Maximum Density )

1 or 2 bedroom units--minimum 2,500 sq. ft. of land per unit; 3 or more bedroom units--minimum 4,000 sq. ft. of land per unit in determining densities, no part of any existing street right-of-way or any proposed rights-of-way shall be included.

(ii) Maximum Lot Coverage

30% of tract use, exclusive of streets or 1,800 sq. ft. whichever is greater.

(iii) Maximum Building Height

Principal Structure - 25 feet  
Accessory Structure - 12 feet

(iv) Minimum Set-backs

Front Yard - 25 feet  
Rear Yard - 25% of lot depth or 25 feet whichever  
is less  
Side Yard - 25 feet or 20% of aggregate width

(v) Off-Street Parking

Minimum of one and one-half space per unit, most to be in an acceptable location to buildings served.

(vi) Landscaping

In both areas, a minimum twenty-five (25) foot landscaped buffer strip will be required for the protection and aesthetic enhancement and for screening of traffic and other objectionable noises.

(b) Public, Semi-Public and Open Space

1. Preferred Uses:

Playgrounds  
Community Center  
Green Areas

2. Other Permitted Uses:

Parking Areas - One space for every  
200 sq. ft. of floor space

Controls for Community Center

(i) Maximum Density - Not required

(ii) Maximum Land Coverage

Thirty (30%) of Lot area or 1,800 sq. ft. whichever is greater

(iii) Maximum Building Height

Principal Structure--not more than  
50 feet

Accessory Structure--twelve (12) feet

(iv) Minimum Set-backs

Front Yard - 15 feet

Back Yard - 25% of lot depth or 25 feet  
whichever is less

Side Yards - three feet for each 12 feet  
of building height or  
fraction thereof

(v) Landscaping

10% of the open space

(c) Controls for Commercial Areas

All commercial uses shall conform to the  
requirements of the Municipal Code of the  
City of Fort Wayne.

See Exhibits O and P which outline in a schematic presentation  
of the tentative proposal plan for the East and West Central  
Areas.

The site plan and exterior design of all buildings and  
development proposed for the project areas, as well as  
the foregoing regulations and controls contained in this  
plan shall be binding and effective by deed upon all  
purchasers of land, their heirs and assigns, in the City  
of Fort Wayne, Indiana, covered by this Plan from the date  
of its approval by the Governing Body of the City of Fort  
Wayne, Indiana.

The Fort Wayne Redevelopment Commission reserves the right  
to make any changes, amendments, additions, deletions in  
regards to the foregoing land disposition controls that are  
hereby imposed if it is deemed that such changes would enhance  
redevelopment in the areas covered by this plan.

Any and all regulations and controls of the Plan, including  
the aforementioned may be waived by the Commission if they  
feel it is in the best interest of the overall Plan. However,  
at no time shall the acquisition, use, disposal or conveyance  
of land or improvements within the Project Area to or by any  
persons be denied, restricted, or abridged, nor occupancy or  
possession thereof preferred, segregated or refused because  
of race, color, creed, or nationality or ancestry. Further,  
all redevelopers shall comply with all Federal, State and local  
laws, in effect from time-to-time, prohibiting discrimination  
or segregation by reason of race, religion, color, or national  
origin in the sale, lease, or occupancy of any project  
property.

The provisions of this section shall also apply to any facilities outside the Project Area utilized as non-cash grants-in-aid for this Project.

### "Controls on Parcels "Not to be Acquired"

In addition to the requirements set forth above for the entire Project Area and for each section thereof, property not to be acquired must meet the minimum applicable regulations of the City of Fort Wayne pertaining to housing and building codes and maintenance.

### 2. Circulation Requirement

In both areas there exists an adequate traffic pattern to effectively and efficiently serve the Project Areas. Exhibits M and N outline the circulation pattern effecting the East and West Central Areas, respectively.

In the East, or Area #1, Washington Boulevard, a major west-bound one-way artery is adjacent to the proposed residential use to the north. Ingress and egress to the residential development on Block No. 15 and No. 16 is gained through King, Harmar, and Comperet Streets.

In the West, or Area #2, accessibility is available in all five (5) target areas. Major and secondary thoroughfares provide the ingress and egress proposed for the land uses desired.

### 3. Statement of Obligations to be Imposed on Redevelopers

- a. All private redevelopers will be required to execute a disposition agreement within the twelve (12) month period for land designated for residential reuse purposes with the exception of non-residential and public redevelopers, who will not be required to meet the aforementioned contractual condition. However, all development activity will be initiated during the twelve (12) month action year period.
- b. All private redevelopers will be required to complete the construction of all proposed improvements within a reasonable time following their acquisition of the land.
- c. A redeveloper may not sell, without prior approval of the Fort Wayne Redevelopment Commission and the City Council of the City of Fort Wayne, any or all interest in the designated area prior to the completion of the redevelopment activities and a certificate of occupancy has been issued by the Fort Wayne Building Department.
- d. The land acquired by the Fort Wayne Redevelopment Commission will be disposed of subject to an agreement between the Fort Wayne Redevelopment Commission and the redeveloper. The redeveloper

will be required to meet all the regulations and controls of the Plan. They will further be required to submit a development schedule of activities to the Fort Wayne Redevelopment Commission.

In addition, the following provisions will be included in the agreement:

- (i) The redeveloper will submit to the Fort Wayne Redevelopment Commission the plans and schedule for the proposed development pursuant to the requirements and conditions to be set forth by the Fort Wayne Redevelopment Commission.
- (ii) That the purchase of the land is for the purpose of redevelopment and not for speculation.
- (iii) That the land will be built upon and improved in conformity with the objectives and provisions of the Urban Renewal Plan for these areas.
- (iv) That the redeveloper, their successors or assigned, agree that there will be no discrimination against any person or group of persons based on race, creed, color, sex, national origin or ancestry in the sale, sublease, transfer, use, occupancy, tenure or enjoyment of the land therein conveyed or any improvements erected or to be erected thereon, nor will the redeveloper himself or any person claiming under or through himself permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the therein conveyed, or any improvements erected or to be erected thereon. The above provisions will be perpetual and will run with the land disposed of within the urban renewal area by the City of Fort Wayne, Department of Redevelopment.

#### 4. Commitment to Provide Low and Moderate Income Housing

Given the HUD limitations now in effect, every effort will be made to secure private developers to provide housing commensurate with the income of families and individuals living in both NDP areas.

#### 5. Urban Design Objectives or Controls

The achievement of high quality urban design is a prime objective of the Commission and City. To this end, although not restricted to a specific architectural style, new buildings shall be designed to provide a unified appearance blending harmoniously with the planned development in the area. Particular attention should be directed towards enhancing the architectural appearance of the area. Parking areas shall be handled so as to minimize the visual intrusion of parked

cars. Buffered and landscaped areas will be provided where applicable to enhance the particular development situation. Existing trees shall be preserved whenever possible.

Provision for LPA review and approval of redevelopers as follows:

- (1) For all proposed project development, the site plan, architectural treatment, landscaping and other items related to design objectives shall be subject to the approval of the Fort Wayne Redevelopment Commission. The Commission shall obtain whatever technical counseling appropriate.
- (2) Review of the proposed project development shall be a continuing process at various stages of design. The process shall be such as to preclude the possibility that a developer might devote considerable time and cost to a plan only to find that it is completely unacceptable to the Commission.
- (3) The review process shall be in conjunction with other City departments to ensure proper coordination and that all City regulations are adhered to.
- (4) The details of the submission requirements and stages of review will be outlined by the Commission prior to selection of a developer and disposition of land.

F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

- a. All provisions necessary to conform with State and local law have been compiled with by this Plan and supporting documents.
- b. Indiana law states that there will be no zoning changes.
- c. A resolution declaring both NDP areas as blighted, deteriorated, or deteriorating areas was adopted initially by the Fort Wayne Redevelopment Commission on March 19, 1973 and City Council on March 28, 1973, and a new Declaratory Resolution for the East and an Urban Renewal Plan, dated March, 1974, was adopted by the Fort Wayne Redevelopment Commission on March 14, 1974, approved by City Plan Commission on March 18, 1974 and by the City Council on March 19, 1974. An amended Declaratory Resolution for East and West Central Areas and Urban Renewal Plan dated March, 1974 was approved by Fort Wayne Redevelopment Commission on July 8, 1974 and by City Council on July 23, 1974. The Urban Renewal Plan dated March, 1974 was approved by the Department of Housing and Urban Development on July 26, 1974.

G. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

The Urban Renewal Plan may be modified or varied at any time by a resolution of the City of Fort Wayne Redevelopment Commission; provided, however, that any change affecting any property or contractual right vested in and by the effectuation of the Urban Renewal Plan may be made only after the Commission has received the consent to the change, in writing, from the owner of such vested right. It is further provided that if such written consent cannot be obtained or if the Redevelopment deems the proposed change in the Urban Renewal Plan to be significant, then the Commission shall approve such change only in accordance with the same procedure by which the Plan was originally adopted.



CERTIFICATE OF RECORDING OFFICER

I, Robert W. Hutner, the duly appointed, qualified,  
and acting Secretary of the Fort Wayne Redevelopment Commission,  
do hereby certify that the attached Resolution is a true and  
correct copy of a Resolution adopted at the Regular  
Meeting of the Fort Wayne Redevelopment Commission, Governing  
Body of the City of Fort Wayne, Department of Redevelopment,  
held on the 8th day of October, 1979 at 7:30  
P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this  
8th day of October, 1979.

  
Robert W. Hutner, Secretary